

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON THE APPLICATION FOR
AUTHORIZATION AND APPROVAL OF A PROJECT UNDER
CHAPTER 121A OF THE MASSACHUSETTS GENERAL LAWS
(TER. ED.), AS AMENDED, AND CHAPTER 652 OF THE
ACTS OF 1960, AS AMENDED, AND FOR CONSENT TO
THE FORMATION PURSUANT TO SAID CHAPTER 121A
OF AN URBAN REDEVELOPMENT CORPORATION UNDER THE
NAME MEDICAL AREA TOTAL ENERGY PLANT, INC., FOR
THE PURPOSE OF UNDERTAKING AND CARRYING OUT THE
PROJECT.

A. The Hearing. A public hearing was held at 7:30 P.M., on August 26, 1975, in the Cafeteria at Boston State College, Boston, Massachusetts, by the Boston Redevelopment Authority (hereinafter called the "Authority") on an Application, as amended (the "Application"), filed by President and Fellows of Harvard College ("Harvard"), Medical Area Service Corporation ("MASCO"), and L. Edward Lashman, Jr. (hereinafter collectively referred to as the "Applicants"), for authorization and approval of a redevelopment project under Chapter 121A of the General Laws of The Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960, as amended (the "Project"), and for consent to the formation of a Chapter 121A corporation under the name Medical Area Total Energy Plant, Inc. (the "121A Corporation"), for the purpose of undertaking and carrying out the Project, due notice of said hearing having been given previously by publication on August 11, 1975, August 18, 1975, and August 25, 1975 in the Boston Herald American,

a daily newspaper of general circulation published in Boston, and mailing appropriate notices postage prepaid, in accordance with the provisions of Rule 8 of the Authority's Rules and Regulations for Securing Approval of Projects in Boston under Chapter 121A of the General Laws as Amended, as amended through November 21, 1974 (the "Regulations") and Section 13 of Chapter 652 of the Acts of 1960, as amended.

Robert L. Farrell, Chairman of the Authority, and James G. Colbert, Joseph J. Walsh, and Paul J. Burns, members of the Authority, were present throughout the hearing.

B. The Project. The Project consists of the purchase of the Project Area, as defined in Paragraph 3 of the Application, from Harvard, the construction, maintenance, and operation thereon of a total energy plant and related office building and other appurtenant and incidental facilities, the acquisition of such rights in and under Binney Street, Longwood Avenue, Shattuck Street, Francis Street, Vining Street and other public ways and private properties of the MASCO Member Institutions (as named in Paragraph 5 of the Application) as are necessary for, and the construction, maintenance, and operation therein either by tunnels, direct burial or use of existing tunnel structures, of, a subterranean system for the distribution of electricity, high pressure steam and chilled water to and the recovery of condensate, water and, by pneumatic pipes, solid waste from, the Member Institutions, as well as for

the distribution of nonelectrical energy (presumably steam) for heating and cooling, and recovery of condensate and solid waste from, the Mission Park Housing Project (which housing project has heretofore been approved by the Authority pursuant to the provisions of General Laws, Chapter 121A, as amended).

The principal elements of the Project consist of the following improvements:

- (1) A concrete, steel and brick structure approximately 348 feet long, 229 feet wide, and 106 feet high from street level to the top of the cooling towers.
- (2) A stack 20-25 feet in diameter and approximately 315 feet in height.
- (3) A pedestrian arcade connecting Binney Street and Brookline Avenue along a portion of Peabody Street.
- (4) An office building along Brookline Avenue for use by MASCO, which corporation will lease the Project from the 121A Corporation.
- (5) Major mechanical components for the production of electricity, steam and chilled water, the incineration of solid waste and the storage of inflammable liquids.

These components consist of:

- (i) Six diesel engine driven generators and one steam turbine driven generator with a projected capacity of 51,892 kilowatts.

- (ii) Five steam boilers with a projected capacity of 900,000 pounds per hour and 94,000 pounds per hour from heat recovery boilers.
- (iii) Two electric 5,000 ton chillers and 2 steam turbine driven 5,000 ton chillers with a projected operating capacity of 15,000 tons.
- (iv) Two refuse incinerators with a projected capacity of 40 tons per day.
- (v) Underground tanks for the storage of inflammable liquids with a projected capacity of 1,100,000 gallons of No. 6 oil, 25,000 gallons of No. 2 fuel oil and 25,000 gallons of lube oil.

The improvements described in Paragraph B(1) through B(5)(v) are more particularly described in the Site Plan, Drawings and Outline Specifications which are attached to the Application as Exhibits E, F and G.

C. Authority Action. In passing upon the Application, the Authority has considered the Application itself, all documents, plans and exhibits filed therewith or referred to therein, the studies and investigations of the Project Area and vicinity and the environmental aspects of the Project made by the Authority staff and by consultants, the oral evidence presented at the hearing, the exhibits offered in evidence at the hearing and the arguments and statements made at the hearing. The members of the Authority have also viewed the Project Area.

D. The Project Area. The Project as defined in the Application constitutes a "Project" within the meaning of Section 1 of Chapter 121A of the General Laws, providing, as it does, for the construction in a decadent or substandard area of decent, safe and sanitary commercial and institutional buildings and appurtenant facilities, as described above, which are in the public interest, and for the operation and maintenance of such buildings and facilities after construction. The Project Area, as part of the Fenway Urban Renewal Area, was declared by the Authority, on November 24, 1965, with the approval of the City Council of the City of Boston on December 20, 1965 and the concurrence of other appropriate state and federal agencies, to be such a decadent area. Said determination was made under Chapter 121, as amended, now Chapter 121B of the General Laws. See, Regulations, Paragraph 4(c).

The Authority hereby further finds that the Project Area is a decadent and/or substandard area within the meaning of Section 1 of Chapter 121A. In particular, the Authority finds that upon the basis of evidence submitted at the hearing and a building condition examination and classification survey conducted by its staff, of the 19 buildings within the Project Area, 16 had two or more major structural defects as well as defects in more than 25% of the other structural elements surveyed. The Authority finds that these buildings are out of repair, physically deteriorated or dilapidated, unfit for human habitation, or obsolete,

and therefore detrimental to the safety, health, morals, welfare and sound growth of the community. It is improbable that the conditions causing the present blight and deterioration would be remedied by the ordinary operations of private enterprise. These conditions and other factors referred to in the Application and this Report and Decision warrant the carrying out of the Project in accordance with Chapter 121A, and the proposal constitutes a "Project" within the meaning of that statute. Economic and efficient provision for a reliable source of utilities to the major medical and educational institutions operated by the Member Institutions and for the energy needs, excluding electricity, of the Mission Park Housing Project are appropriately accomplished by urban redevelopment carried out under Chapter 121A and Chapter 652 of the Acts of 1960.

The Project will provide substantial financial return to the City of Boston. Exhibit C to the Application sets forth an example of the type of Agreement to be entered into between the City of Boston and the Applicants. This Agreement provides in substance that there be paid to the City of Boston in lieu of real estate taxes in each of the 40 calendar years after the formation of the 121A Corporation, an amount over the excise payable under General Laws, Chapter 121A, Section 10. Exhibit C was so attached only for illustrative purposes and the approval

of this Report and Decision does not bind the City or the Applicants to the terms and conditions of Exhibit C.

E. Cost of the Project. In the opinion of the Authority the cost of the Project has been realistically estimated in the Application and the Project will be practicable. The estimated cost of the Project is \$56,410,000.00. Except as otherwise specifically provided herein, the Authority hereby approves the arrangements, as described in Paragraph 8 of the Application, for the financing of the cost of the Project, which arrangements may be summarized as follows:

1. The 121A Corporation is hereby authorized to issue 10,000 shares of voting common stock without par value to be issued to Harvard and paid for in accordance with a Subscription Agreement more particularly described in said Paragraph 8, pursuant to which payment for this stock will constitute at least 10% of the estimated cost of the Project, and the Authority hereby approves the borrowing by the 121A Corporation of up to 90% of the presently estimated cost of the Project. The Authority also hereby specifically approves, for the purposes of Section 9 of Chapter 121A, the issuance of such stock in consideration of the payment of the amounts and the execution of the agreements referred to in said Paragraph 8, including the sale of stock by Harvard to Citicorp Translease, Inc. ("CTI") a wholly-owned subsidiary of Citicorp, a New York based registered bank

holding company, the assets of which include 100% of the outstanding stock of First National City Bank. The 121A Corporation is hereby authorized to commence construction prior to receipt by the Corporation of the full amount to be paid for the stock. If CTI does not make the required contribution in accordance with Paragraph 8 of the Application, Harvard will reacquire the Stock and satisfy the Project's equity requirements. Harvard and/or CTI are hereby authorized to transfer their shares of the 121A Corporation capital stock prior to the completion of the Project on the terms specified in the Application, except, however, that the Authority shall receive notice of any such transfer, and except further that any transfer to an entity other than Harvard or an affiliate of CTI shall require the approval of the Authority as to the reasonable credit standing of the transferee, which approval the Authority agrees will not be unreasonably withheld.

2. The major portion of the estimated cost of the Project, not to exceed 90% thereof, will be borrowed for construction from one or more institutional lenders and directly or indirectly guaranteed by Harvard. In addition, reimbursement to Harvard for land costs and planning development costs will be deferred until completion of the Project. Thus, the construction lenders will be afforded additional security and borrowings will not exceed 90% of the estimated cost.

3. Following completion of the Project, CTI will make an equity contribution in accordance with the Subscription Agreement and Basic Agreement, which agreements are more particularly described in Paragraph 8 of the Application. The balance of the cost is to be financed by a loan from one or more institutional lenders and secured by a first mortgage on the premises, which loan is anticipated to be approximately 80% of the estimated cost of the Project. The cost of debt service, operating expenses and return to CTI on equity will be made by the Member Institutions to the operating lessee and, in turn, to the 121A Corporation. The obligations of the operating lessee to the 121A Corporation will be guaranteed by Harvard. Under all circumstances, Harvard will guarantee that debt financing of the Project will not exceed 90% of the cost of the Project.

The Authority finds that the Project will be feasible because of the financial contributions made by the Applicants and the fulfillment by the Member Institutions of their predictable utilities requirements from the Project on a cost sharing basis.

F. Consistency with Master Plan. The Project does not conflict with the Master Plan of the City of Boston. The Plan anticipates the consolidation of certain medical facilities with the

intent of protecting other communities from unnecessary encroachment. In addition, the special locational needs of proximity encourage interaction among medical institutions so as to make available a full range of medical services.

G. Effect of Project. The Project will not be in any way detrimental to the best interests of the public or the City or to the public safety or convenience or be inconsistent with the most suitable development of the City. The Project will in fact forward the best interests of the City and will constitute a public use and benefit by furthering the charitable purposes of MASCO by facilitating the cooperative efforts of several medical and educational institutions which will, in turn, help to ensure a full range of efficient and economical medical services to the Boston community.

The proposed total energy program is consistent with national efforts to maximize the efficient uses of energy. Because of the consolidation of electrical, steam, chilled water and incineration facilities in one plant, and the servicing of the energy needs (excluding electricity) of a major housing complex, which complex has already been approved by this Authority under a separate proceeding, this objective is most likely to be achieved. Furthermore, the principles of economy of scale and the total energy concept clearly indicate that the cost savings will tend to inhibit the inflationary pressures on both the health service and housing costs in the community. The Project will also further the stated goals and objectives of the Fenway Urban Renewal Plan. See especially Sections 201(5) and 203(III) thereof.

The appropriateness of consolidating energy facilities for several medical and/or educational institutions and the incidental additional benefits accruing to an attractive and necessary housing complex are clear. Efficient, dependable and economic energy programs are not only appropriate, they are to be preferred to alternative methods of servicing energy needs which are more costly in terms of space, cost, maintenance and environmental effects.

The carrying out of the Project will not technically involve the destruction of existing structures occupied in whole or in part as dwellings because prior to the acquisition of the Project Area by the 121A Corporation from Harvard, all properties will be free and clear of tenants and occupants. Nevertheless, the Authority, being mindful of its obligations to protect the interests of individuals and families who have in fact been relocated as a result of the planning for the Project, has examined the history of relocation within the Project Area.

Approximately 38 of 40 families had relocated prior to the time of the public hearing on the Application. Each relocatee received moving cost allowances equal to or greater than those benefits which would have been provided if the provisions of General Laws, Chapter 79A were applicable to the Project. In addition, the Applicants, jointly and severally, have agreed to make any rental assistance benefits available to all relocatees as if the provisions of General Laws, Chapter 79A, were applicable. Lastly, the two remaining families within the Project Area are owner-occupants who have agreed through negotiation to sell their premises to Harvard and who will be afforded all

of the benefits which would be available if the provisions of General Laws, Chapter 79A, were applicable. In this posture, to the extent that any such determination is necessary, the Authority hereby determines that there exists a feasible method of temporary relocation.

The Project Area does not include land within any location approved by the State Department of Public Works for the extension of the Massachusetts Turnpike into the City of Boston.

The carrying out of the Project will not require the grant of a permit for the erection, maintenance and use of a garage.

The Project does not involve the construction of units which constitute a single building under the Boston Building Code and Zoning Law.

H. Minimum Standards. The minimum standards for financing, construction, maintenance and management of the Project as set forth in Exhibit B filed with and attached to the Application are hereby adopted and imposed as rules and regulations (in addition to those hereinafter adopted and imposed) applicable to this Project for the same period as the Project is subject to the provisions of Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960, as amended.

In addition to the minimum standards set forth in Exhibit B, the Authority hereby requires that the Applicants, prior to obtaining a building permit, (1) submit to the Authority for its review and approval such Final Plans and Specifications for the Project

as the Authority may require, and accept such changes and modifications thereto as the Authority may deem necessary or appropriate and as are not inconsistent with the Plans and Specifications incorporated as exhibits to the Application; and (2) adhere to such design review controls and requirements as the Authority may in its reasonable discretion impose.

I. Deviations. Exhibit A filed with and attached to the Application lists the Zoning Code Deviations required for Project construction. For the reasons set forth in the Application and supporting documents, including said Exhibit A, and in evidence presented at the hearing, and in this Report, the Authority hereby finds that each and every one of the permissions hereinafter granted is reasonably necessary for the carrying out of the total Project and may, subject to such conditions as are hereinafter set forth with respect thereto respectively, be granted without substantially derogating from the intent and purposes of the applicable laws, codes, ordinances and regulations, respectively; and the Authority is also satisfied by reliable and generally accepted tests, or by experience in other cities that the other designs, construction, materials, apparatus, equipment or methods specified in the Application and supporting documents, including Exhibit A, and in the evidence presented at the hearing, will sufficiently satisfy the purposes for which it or they are to be used and the purpose of the applicable laws, codes, ordinances or regulations, respectively.

In summary, permission is granted to deviate from the following provisions of the Zoning Code:

Zoning Code Section

Section 8

Purpose of Section

Prohibits the use of that portion of the Project Area as lies within an H-3 zoning district for such uses as a total energy plant, office building, and such other accessory uses as are described in the Application.

Section 13-1, Table B

Limits the floor area ratio to 1.0 in that portion of the Project Area as lies within an L-1 zoning district.

Provides a maximum height of 3 stories or 35' in that portion of the Project Area as lies within an L-1 zoning district.

Provides for a front yard with a minimum depth of 10' along that portion of the Project Area which is situated on Brookline Avenue in an L-1 zoning district.

Section 18-3

Provides that whenever a front yard is required and the lot is a corner lot, no structure or planting interfering with traffic visibility across the corner or higher, in any event, than 2-1/2 feet above the curb of the abutting street shall be maintained within that part of the required front yard which is within the triangular area formed by the abutting sidelines of the intersecting streets and a line joining points on such lines 30' distant from their point of intersection.

Section 18-4

Provides that a lot abutting on more than one street shall be subject to the setback requirements of Section 18-1 along each street line.

Article 23

Provides for the provision of off-street parking facilities for the uses described in the Application as constituting the Project.

J. Environmental Aspects of the Project. In conformance with the applicable provisions of Sections 61 and 62 of Chapter 30 of the General Laws as amended, the regulations of the Authority and of the Executive Office of Environmental Affairs thereunder, and Paragraph 5(f) of the Regulations, the Authority has caused to be made and published an environmental impact report evaluating the Project, which report contains findings which the Authority hereby adopts, among which are:

1. The Project does not adversely affect any recreational area or area of important aesthetic value.
2. The Project does not adversely affect the potential use, extraction or conservation of a scarce natural resource.
3. The Project does not adversely affect archeological or historic features.
4. The Project Area contains no rare or endangered wildlife or fish species.
5. The site is urban and contains no significant fish, wildlife or plant life.
6. The Project will require deviations from the Zoning Code of the City of Boston as further detailed herein, but not in such manner as will cause significant damage to the environment.
7. The Project does not involve the construction of facilities in a flood plain.

8. The Project, except to a limited extent necessary during the construction phase, does not result in the generation of a significant amount of noise or dust.
9. The Project does not affect an area of important scenic value.
10. The Project will not have any adverse impact on the quality of Boston's water supply, nor will it have any significant adverse impact on the water quality of the Muddy River.
11. The Project will have minimal impact on the air quality of the area.
12. The Project will have no impact on the water table of the area.
13. The Project will have a minimal impact on the visual characteristics of the area, caused solely by the smokestack which is necessary to minimize the Project's impact on the air quality of the area.

The Authority therefore concludes that the Project will cause only minimal damage to the environment, and that all feasible measures have been taken to avoid or minimize said impact. The Final Environmental Impact Report has been filed with the Secretary of Environmental Affairs.

The Authority further finds that the Applicants' deletions from the Application made prior to the hearing, which withdrew the Applicants' original requests for approval of the exercise by the 121A Corporation of the power of eminent domain and for

the inclusion of future additional utilities components within the definition of "Project," did not constitute fundamental changes to the Application; the Authority makes no findings hereby with respect to such requests.

The Authority hereby finds that the Application and such aspects of the Project as are within its jurisdiction conform to and comply with each and every applicable requirement of Chapter 121A of the General Laws, as amended, Chapter 652 of the Acts of 1960, as amended, and the Regulations applicable thereto; and the Authority, for the foregoing reasons and for the reasons set forth in the Application and supporting documents, and based upon the evidence presented at the hearing, recited in this Report, and in the materials referred to in this Report, hereby approves the Application and the Project and consents to the formation of the Medical Area Total Energy Plant, Inc., all as requested in the Application except as otherwise expressly stated herein.

CITICORP TRANSLEASE, INC.

October 1, 1975

Boston Redevelopment Authority
City Hall, 9th Floor
City Hall Square
Boston, Massachusetts 02201

Attention: Charles J. Speleotis, Esq.

Re: First Amendment to Application for Authorization and Approval of a Project under Mass. G.L. (Ter. Ed.) 121A, as Amended, and Chapter 652 of the Acts of 1960 and for Consent to the Formation of a Corporation to be Organized Under the Provisions of Said Chapter 121A.

Gentlemen:

Reference is made to an "Application for Authorization and Approval of a Project under Mass. G.L. (Ter. Ed.) 121A, as Amended, and Chapter 652 of the Acts of 1960 and for Consent to the Formation of a Corporation to be Organized Under the Provisions of Said Chapter 121A," dated July 1, 1975, signed on behalf of President and Fellows of Harvard College and Medical Area Services Corporation by L. Edward Lashman, Jr., as Applicants, and to an amendment to said Application made by a letter dated August 25, 1975 (collectively, the "Application").

The terms used herein shall have the same meaning as set forth in the Application.

On behalf and with the consent of the Applicants, Citicorp Translease, Inc. ("CTI"), the proposed sole stockholder of the 121A Corporation, hereby joins in the Application as an additional Applicant, intending to associate itself by written agreement of association with the other Applicants to form the 121A Corporation. The address, occupation, and bank reference for CTI are as follows:

Name	Occupation	Bank Reference
Citicorp Translease, Inc. 399 Park Avenue New York, New York	Leasing business	First National City Bank, New York, New York

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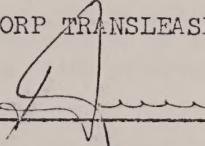
Consistent with the addition of CTI as an Applicant it is now proposed that the initial issuance of capital stock in the 121A Corporation will be directly to CTI rather than to the Applicant Harvard, pursuant to the Subscription Agreement described in Paragraph 8 of the Application. In all other respects the same relationship between Harvard and CTI described in the Applications shall continue, including the arrangements for the sale of the stock acquired by CTI to Harvard and Harvard's assumption of the obligations set forth in the Subscription Agreement if, for any reason, CTI shall be relieved of its obligations to make an additional capital contribution.

By this letter CTI covenants that, except as set forth herein and in the Application, it will not dispose of its interest in the 121A Corporation or in the Project prior to the completion thereof without first obtaining leave from the Authority to do so.

Very truly yours,

CITICORP TRANSLEASE, INC.

[Seal]

By: 

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

October 1, 1975

Then personally appeared John W. Dewey, to me personally known, who being duly sworn did say that he is the Vice President of Citicorp Translease, Inc., that he has authority to execute the foregoing Application on behalf of Citicorp Translease, Inc., and that to the best of his knowledge and belief the statements contained in said Application are true, before me,

Stephen P. Lindsay
Notary Public
My commission expires STEPHEN P. LINDSAY
My Commission Expires Nov. 22, 1979

MEMORANDUM

TABLED: OCTOBER 2, 1975

RESUBMITTED: OCTOBER 9, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: REPORT AND DECISION ON CHAPTER 121A APPLICATION OF
MEDICAL AREA TOTAL ENERGY PLANT, INC.
FENWAY URBAN RENEWAL AREA PROJECT NO. MASS. R-115

A public hearing was held by the Authority on August 26, 1975, in the community, at Boston State College, on the above-captioned Application. At that meeting the Board heard a presentation by the Applicants. Several hundred persons attended.

The 121A Application has been examined and found to contain sufficient evidence in support of the proposed Project to permit the Authority to proceed with the adoption of the attached Report and Decision approving the Project and consenting to the formation of the Corporation.

As indicated by the Applicants at the hearing, and as stated in the Application, this proposal is to build a power plant which will produce steam, electricity and chilled water, for the medical and educational institutions in the area. The Project also involves the construction of a distribution system and a system for collecting and incinerating trash produced by member institutions.

In reliance upon a letter to the Authority from MASCO and Harvard that they will enter into, and recommend that the Member Institutions enter into, a formal Co-operation Agreement regarding the development and implementation of a traffic, circulation, and parking plan which will include, among other items, widenings of public streets and extensions and improvements of private ways, and in reliance upon letters from the Member Institutions that they have no plans for expansion east of Huntington Avenue, it is therefore recommended that pursuant to Chapter 121A of the General Laws, the Authority adopt the Report and Decision approving the Project and consenting to the formation of Medical Area Total Energy Plant, Inc.

An appropriate Vote is attached.

Attachment

VOTED: That the document presented at this meeting entitled: "Report and Decision on the Application for Authorization and Approval of a Project Under Chapter 121A of the Massachusetts General Laws (Ter.Ed.) as amended; and Chapter 652 of the Acts of 1960, as amended, and for Consent to the Formation Pursuant to said Chapter 121A of an Urban Redevelopment Corporation Under the Name Medical Area Total Energy Plant, Inc., for the Purpose of Undertaking and Carrying Out the Project" be and hereby is approved and adopted.

VOTED FURTHER: That having considered that document entitled: "First Amendment to the Application for Authorization and Approval of a Project Under Mass.G.L. (Ter.Ed.) Chapter 121A, as amended, and Chapter 652 of the Acts of 1960, and for Consent to the Formation of a Corporation to be Organized Under the Provisions of said Chapter 121A" filed with the Authority on October 1, 1975, which document proposes to amend Paragraphs 2 and 8 of said Application, it hereby being determined that said First Amendment to the Application does not constitute a fundamental change from the original Application dated July 1, 1975, that that First Amendment be and hereby is approved and adopted, and that the Report and Decision adopted by the Authority on this date now include Citicorp Translease, Inc. as an Applicant and as the initial sole stockholder in the 121A Corporation.

VOTED FURTHER: That the Authority not issue a certificate of its approval of the Application and of its consent to the formation of Medical Area Total Energy Plant, Inc., until the expiration of 60 days after the publication of the final environmental impact report with respect to the Project and until the approval by the Mayor of Boston of the Authority's vote.

VOTED FURTHER: That the Director is hereby authorized to enter into such ancillary agreements or documentation as he deems appropriate to control future institutional expansion in the medical area and to evidence such institutions' cooperation with respect to improvement of the streets, traffic circulation patterns and parking facilities in the medical area.